RECOMMENDATIONS AND COMMENTS				
Group 1	Group 2	Group 3	Group 4	
Buffers				
Gated community	Gated community	Gated?		
Brick wall - 8 foot	Nice brick wall	Solid wall		
		Buffer (wall landscaping, taller		
Wall along Wesley	Wall along Wesley	buildings) along Wesley		
		Masonry with brick columns along		
	Wall along Bowen	Bowen, Welsey, High Oak		
		Perimeter fences, no wood, iron entry	No wood fence along perimeter of	
		areas	site	
			Fence along south side of site; along	
	10 foot wall along Wesley		Wesley	
		Walk through gates for parks & walls		
		for neighbors		
	Open space behind High Oak Drive	Buffer zone, alley, wall or landscaping	Brick wall behind High Oak Drive	
Alley behind High Oak Drive homes	homes	behind High Oak Drive homes	homes	
•			Landscape (trees) along north and	
Landscape (trees) along north and			south sides of Wesley (eastern half	
south sides of Wesley			only)	
Trees to block undesirable areas			Trees along Bowen	
Sidewalk along Bowen			•	
<u> </u>			Large landscaped buffer zones along	
Buffer zones along Bowen			Bowen	
Site Egress				
		No entry from Brent, if alley behind		
Close Brent	No entry from Brent	homes along High Oak Drive	No access onto site from Brent	
	No entry off Wesley if there is an			
	entry off Brent		Potential entrance through Brent	
			Extend Brent to Wesley	
	Make entry on Wesley (gated) and/or	Entrance off Wesley; entrance off	Entrance off Wesley (potentially 2);	
Main access on Wesley and Bowen	Bowen	Bowen	Entrance off Bowen	
		Make Bowen the primary access		
		Secondary access near intersection		
		of Bowen	Secondary access from Bowen	
	No entry and no exit on Bowen		No entry across from 617 Bowen	
	Entrance off Bowen would be			
	dangerous		Traffic concern on Bowen	
	Light at entrance off Bowen			
	Two entries off Wesley			
	Use main streets		Access points	

City address traffic control No traffic increase on High Oak Drive Close High Oak at Brent. Code issues (entrance & exit) Traffic calming Location/type of affordable homes Any low income product should be dispersed throughout the neighborhood and have consistency with the rest Disburse 11 affordable units City address traffic control Close High Oak at Brent. "Sprinkling" of affordable units	Group 1		NS AND COMMENTS Group 3	Group 4
No traffic increase on High Oak Drive Close High Oak at Brent.	Group 1	Group 2	Group 3	•
Code issues (entrance & exit) Traffic calming Location/type of affordable homes Any low income product should be dispersed throughout the neighborhood and have consistency with the rest Waximum of 11 affordable units Want all 11 affordable homes to have the same general appearance as the rest of the neighborhood Use the high end for affordability (discussion about affordability (discussion about affordable homes - should be \$160K+ Delot line homes in southwest corner of the neighborhood Place 11 garden homes in southwest corner of the neighborhood No low income row housing Concern about square footage (48 High Oak neighborhood No low income row housing high or house range from 1700 - 2590) Open space/Common areas Open area at end of Brent on both sides of Brent Drive for parks Trade off green space for larger lot sizes Keep trees Open space % and location Central neighborhood "Savannah Square" to solve traffic Central neighborhood "Savannah Square" to solve traffic Central neighborhood "Savannah Square" to solve traffic				City address traffic control
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Boulevard through neighborhood	going around it		Square" to slow traffic	Central neighborhood park
	Boulevard through neighborhood Homes			

RECOMMENDATIONS AND COMMENTS				
Group 1	Group 2	Group 3	Group 4	
		Homes behind High Oak Drive homes		
Rear entry garages behind High Oak	Rear entry garages behind High Oak	to have similar density and scale, no	Homes behind High Oak Drive homes	
Drive homes	Drive homes	two story	to have large lots	
Single family units		All single family; no townhomes(?)		
Townhomes vs. single family				
No upstairs windows on north side of				
homes along High Oak				
No attached units				
	Include as part of High Oak and wall			
	the whole thing			
	Square footage - 1200 maybe for			
	townhomes			
	Townhomes minimum square footage			
	should be 1500			
	Minimum square footage should be			
	1500			
	Single story homes to be 100%			
	masonary (no hardiboard)			
			Height of homes adjacent to existing	
	Height issue - no 2 story		homes	
	Homes square footage should be			
	2000 minimum			
			If 72 units, why not decrease number	
			and have larger, higher priced	
	No more additional homes		homes?	
	Patio homes	Variety of housing styles	Patio homes in two interior locations	
		ramety of moderning crystoc	Townhomes included; but not	
	No townhomes		townhome project (group was split)	
		Variety of lot sizes, some garden	The state of the s	
	Garden homes enclave	homes		
	No multi level homes backing onto			
	Bowen		2 story homes in middle of site	
			Garages not visible from the front of	
	Rear entry garages		the house	
	Deed restricted against anything but			
	market value homes (not on the 11			
	homes)			
		100% masonry, fired brick		
		25% cement (?)		

RECOMMENDATIONS AND COMMENTS					
Group 1	Group 2	Group 3	Group 4		
		Chimneys 100% brick			
		Structural integrity; foundation, HVAC			
Rear access through alley on the northern lots					
Horthern lots		Higher density along Wesley			
		Lower density adjacent to High Oak Drive homes	Larger lots backing up to homes on High Oak		
			Larger lot sizes (minimum 10,000 square feet)		
		Materials consistent with exiting homes	Homes compliment surrounding development - guidelines, building materials, color, CCR		
			Nice quality home that will sell		
		Look established - flow	Maintain integrity of area		
		LOOK established - How			
Other general comments	_		1		
Discussed extending the Oaks		O a service for the first	0		
Street lights		Security/safety	Crime		
Standard curbs			Sprinkling of lots; slant curbing		
Homeowners association					
Gas					
Drainage concerns					
	Have City pressure adjacent property owners to improve the appearance of their properties				
	Give consideration to repaying HUD				
	Signal light at Bowen and Wesley				
		Promote stability/security and longevity			
		Make it part of the neighborhood			
			Layout of development		
		Community pride			